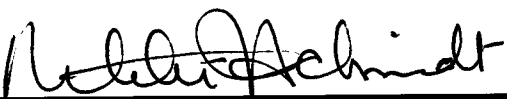


**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services		(2) MEETING DATE February 7, 2006		(3) CONTACT/PHONE Duane P. Leib (805) 781-5200		iw
(4) SUBJECT Request to approve the First Amendment to the Lease between the County of San Luis Obispo and Duncan Road Venture, a joint venture, for improved office space located at 3183 Duncan Road in San Luis Obispo.						
(5) SUMMARY OF REQUEST Approval of the Amendment will authorize the Health Agency outreach operations to remain at 3183 Duncan Road, Suites 101, 102 and 202, in San Luis Obispo.						
(6) RECOMMENDED ACTION The Department of General Services recommends your Board approve the Amendment and authorize the Chairperson to sign the document.						
(7) FUNDING SOURCE(S) Cost Center 160		(8) CURRENT YEAR COST \$60,170.52		(9) ANNUAL COST \$60,170.52		(10) BUDGETED? <input type="checkbox"/> YES <input type="checkbox"/> N/A <input type="checkbox"/> NO
(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST): County Counsel						
(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, How Many? _____ <input type="checkbox"/> Permanent _____ <input type="checkbox"/> Limited Term _____ <input type="checkbox"/> Contract _____ <input type="checkbox"/> Temporary Help _____						
(13) SUPERVISOR DISTRICT(S) 1st, 2nd, 3rd, 4th, 5th, All				(14) LOCATION MAP <input checked="" type="checkbox"/> Attached <input type="checkbox"/> N/A		
(15) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Presentation <input type="checkbox"/> Board Business (Time Est. _____)				(16) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions (Orig + 4 copies) <input checked="" type="checkbox"/> Contracts (Orig + 4 copies) <input type="checkbox"/> Ordinances (Orig + 4 copies) <input type="checkbox"/> N/A		
(17) NEED EXTRA EXECUTED COPIES? <input type="checkbox"/> Number: _____ <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A				(18) BUDGET ADJUSTMENT REQUIRED? <input type="checkbox"/> Submitted <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A		

(19) ADMINISTRATIVE OFFICE REVIEW  <div style="text-align: center; font-family: cursive; font-size: 1.2em;">  </div>	<div style="font-size: 2em; font-family: cursive;">             B-7 (2.7.06)           </div>
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## COUNTY OF SAN LUIS OBISPO

# Department of general services

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO, CALIFORNIA 93408 • (805) 781-5200

DUANE P. LEIB, DIRECTOR

**TO: BOARD OF SUPERVISORS**

**FROM: *D. Leib* DUANE P. LEIB, GENERAL SERVICES DIRECTOR**

**DATE: FEBRUARY 7, 2006**

**SUBJECT: REQUEST TO APPROVE THE FIRST AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE COUNTY OF SAN LUIS OBISPO AND DUNCAN ROAD VENTURE, A JOINT VENTURE, FOR IMPROVED OFFICE SPACE LOCATED AT 3183 DUNCAN ROAD IN SAN LUIS OBISPO**

### RECOMMENDATION

The Department of General Services recommends your Board approve the Amendment and authorize the Chairperson to sign the document.

### DISCUSSION

On February 20, 2001 your Board approved a Lease with Duncan Road Venture for approximately 4,000 square feet of improved office space located at 3183 Duncan Road, Suites 101, 102, and 201, in the City of San Luis Obispo. The Premises includes twelve on site parking spaces. Public Health is the occupant. The space is utilized by staff working in outreach and education, including case management for infants and teens. These programs will eventually move to the General Hospital campus once the remodel of this facility is completed.

The original lease was for a period of three years with two one year options. The current lease, including extensions, is set to expire February 28, 2006. The Amendment before you is to extend the Lease on the same terms and conditions for a period of one year.

The current rental rate is \$5,014.21 per month on a gross rental basis. This equates to approximately \$1.25 per square foot. Pursuant to the terms of the Lease, a rental adjustment is due on July 1, 2006 based on the Consumer Price Index, and is not to exceed five percent.

### OTHER AGENCY INVOLVEMENT

The Health Agency has approved of the terms and conditions of this Amendment. County Counsel has reviewed and approved the form and legal content of this Amendment.

*B-7*

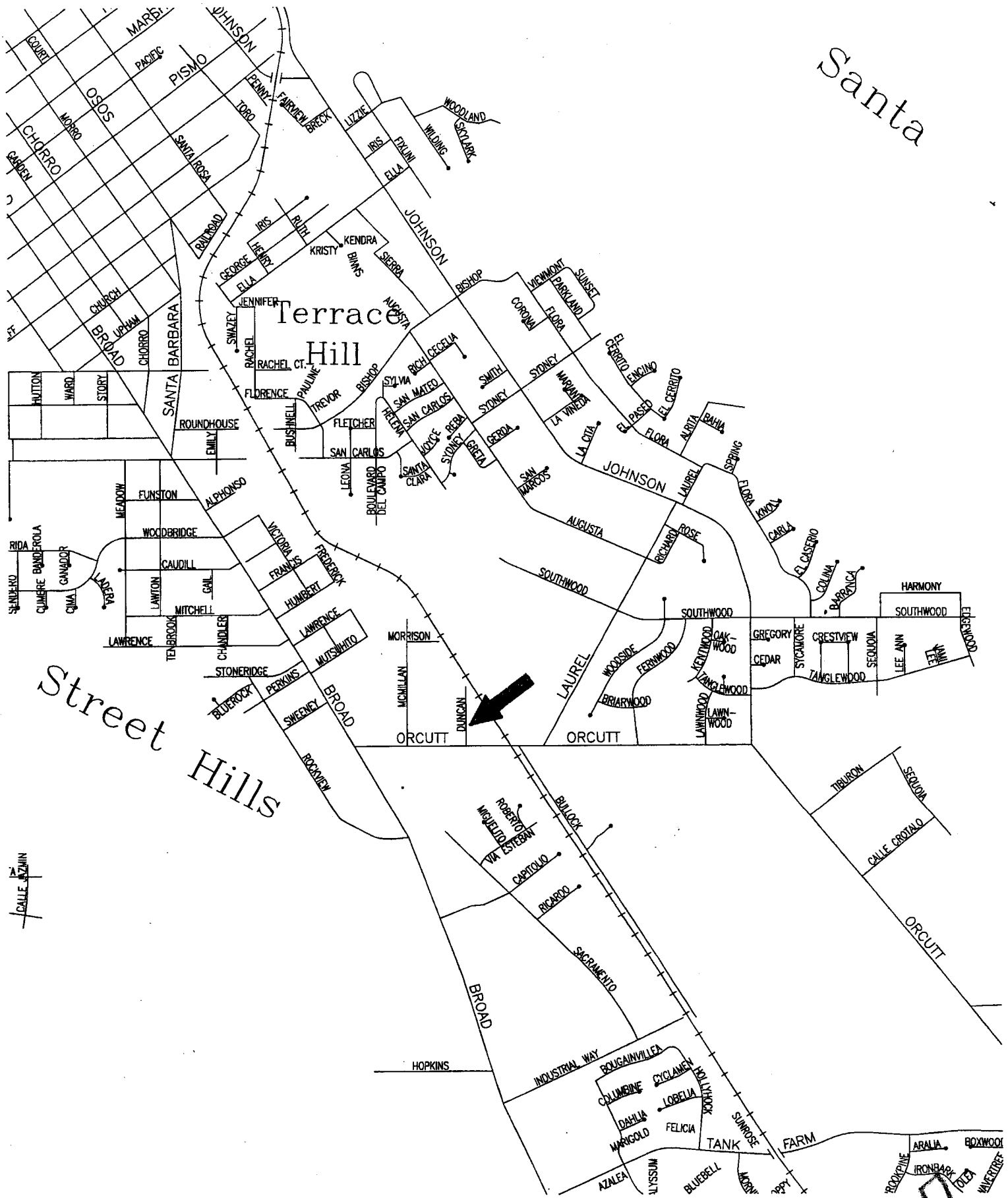
### **FINANCIAL CONSIDERATIONS**

The current rental amount is \$60,170.52 annually, which equates to \$5,014.21 per month on a Gross rental basis. The rental amount is approximately \$1.25 per square foot. A rental adjustment, not to exceed five percent is due July 1, 2006, based on Consumer Price Index. Funding for this space is supported by the Health Agency Proposition 10 monies, other field nursing and outreach grant monies.

### **RESULTS**

Approval of the attached Amendment will allow the Health Agency to continue occupancy at 3183 Duncan Road in San Luis Obispo for a period of one year for the purpose of providing outreach and education programs for infant and teens.

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# VICINITY MAP

San Luis Obispo

B-7  
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**FIRST AMENDMENT TO THE LEASE BETWEEN  
THE COUNTY OF SAN LUIS OBISPO AND  
DUNCAN ROAD VENTURE, A JOINT VENTURE**

This **FIRST AMENDMENT** is to that Lease dated February 20, 2001, by and between the County of San Luis Obispo, a public entity in the State of California, hereinafter referred to as "County", and Duncan Road Venture, a joint venture, hereinafter referred to as "Lessor."

**WHEREAS**, the County of San Luis Obispo currently leases improved office space from Duncan Road Venture, a joint venture, located at 3183 Duncan Road, Suites 101, 102, and 201, San Luis Obispo, California; and

**WHEREAS**, the current lease will expire on February 28, 2006;

**WHEREAS**, County desires to extend the Lease term to February 28, 2007;

**NOW, THEREFORE**, in consideration of mutual covenants, promises and conditions herein set forth, the parties hereto mutually covenant and agree as follows:

That the Lease between the County of San Luis Obispo and Duncan Road Venture, a joint venture, dated February 20, 2001, be and is hereby amended as follows:

1. Paragraph 3. "Term" is amended to expire February 28, 2007.

All other provisions of said Lease shall continue in full force and effect.

/////////////////**NOTHING FURTHER PAST THIS POINT**////////////////////////////////////

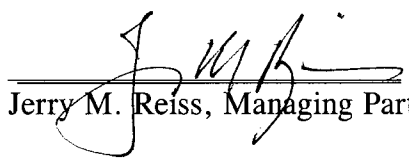
B-7  
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IN WITNESS WHEREOF, County and Lessor have executed this First Amendment effective on \_\_\_\_\_, 2006.

COUNTY OF SAN LUIS OBISPO

By: \_\_\_\_\_  
Chairperson of the Board of  
Supervisors

Lessor: Duncan Road Venture

By:   
Jerry M. Reiss, Managing Partner

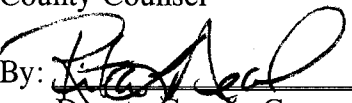
Approved by the Board of Supervisors this  
day of \_\_\_\_\_, 2006.

ATTEST:

\_\_\_\_\_  
Clerk of the Board of Supervisors

APPROVED AS TO FORM AND  
LEGAL EFFECT:

JAMES B. LINDHOLM, JR.  
County Counsel

By:   
Deputy County Counsel

Date: 1/25/06

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